

Certificate of Notice Page 1 of 2
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Denise Russell
 Steven Russell
 Debtors

Case No. 14-15781-amc
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Stacey
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 5

Date Rcvd: Aug 10, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 12, 2016.
 db/jdb +Denise Russell, Steven Russell, 9 Florence Avenue, Lansdowne, PA 19050-1604

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg	E-mail/Text: bankruptcy@phila.gov Aug 11 2016 01:25:23	City of Philadelphia,
	City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept,	1515 Arch Street 15th Floor,
	Philadelphia, PA 19102-1595	
smg	E-mail/Text: RVSVCBICNOTICE1@state.pa.us Aug 11 2016 01:25:01	
	Pennsylvania Department of Revenue, Bankruptcy Division,	P.O. Box 280946,
	Harrisburg, PA 17128-0946	
smg	+E-mail/Text: usapae.bankruptcynotices@usdoj.gov Aug 11 2016 01:25:14	U.S. Attorney Office,
	c/o Virginia Powel, Esq., Room 1250,	615 Chestnut Street, Philadelphia, PA 19106-4404
cr	E-mail/PDF: gecsed@recoverycorp.com Aug 11 2016 01:30:49	Synchrony Bank,
	c/o Recovery Management Systems Corporat,	25 SE 2nd Avenue, Suite 1120,
	Miami, FL 33131-1605	

TOTAL: 4

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 12, 2016

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 10, 2016 at the address(es) listed below:

ANDREW F GORNALL on behalf of Creditor M&T BANK agornall@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 CHRISTOS A. KATSAOUNIS on behalf of Creditor Commonwealth of Pennsylvania, Department of
 Revenue RA-occbankruptcy5@state.pa.us, RA-occbankruptcy6@state.pa.us
 JOSHUA ISAAC GOLDMAN on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 MICHAEL A. CATALDO2 on behalf of Debtor Denise Russell ecf@ccpclaw.com,
 igotnotices@ccpclaw.com
 MICHAEL A. CATALDO2 on behalf of Creditor M&T BANK ecf@ccpclaw.com, igotnotices@ccpclaw.com
 MICHAEL A. CATALDO2 on behalf of Plaintiff Denise Russell ecf@ccpclaw.com,
 igotnotices@ccpclaw.com
 MICHAEL A. CATALDO2 on behalf of Joint Debtor Steven Russell ecf@ccpclaw.com,
 igotnotices@ccpclaw.com
 MICHAEL A. CIBIK2 on behalf of Debtor Denise Russell ecf@ccpclaw.com, igotnotices@ccpclaw.com
 MICHAEL A. CIBIK2 on behalf of Joint Debtor Steven Russell ecf@ccpclaw.com,
 igotnotices@ccpclaw.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov
 WILLIAM C. MILLER ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 11

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Denise Russell
Steven Russell

Debtors

M&T BANK

Movant

vs.

Denise Russell
Steven Russell

Debtors

William C. Miller Esq.

Trustee

CHAPTER 13

NO. 14-15781 AMC

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 9th day of Aug, 2016 at Philadelphia, upon failure of Debtors and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 and Section 1301 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 9 Florence Avenue, Lansdowne, PA 19050 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.


United States Bankruptcy Judge.